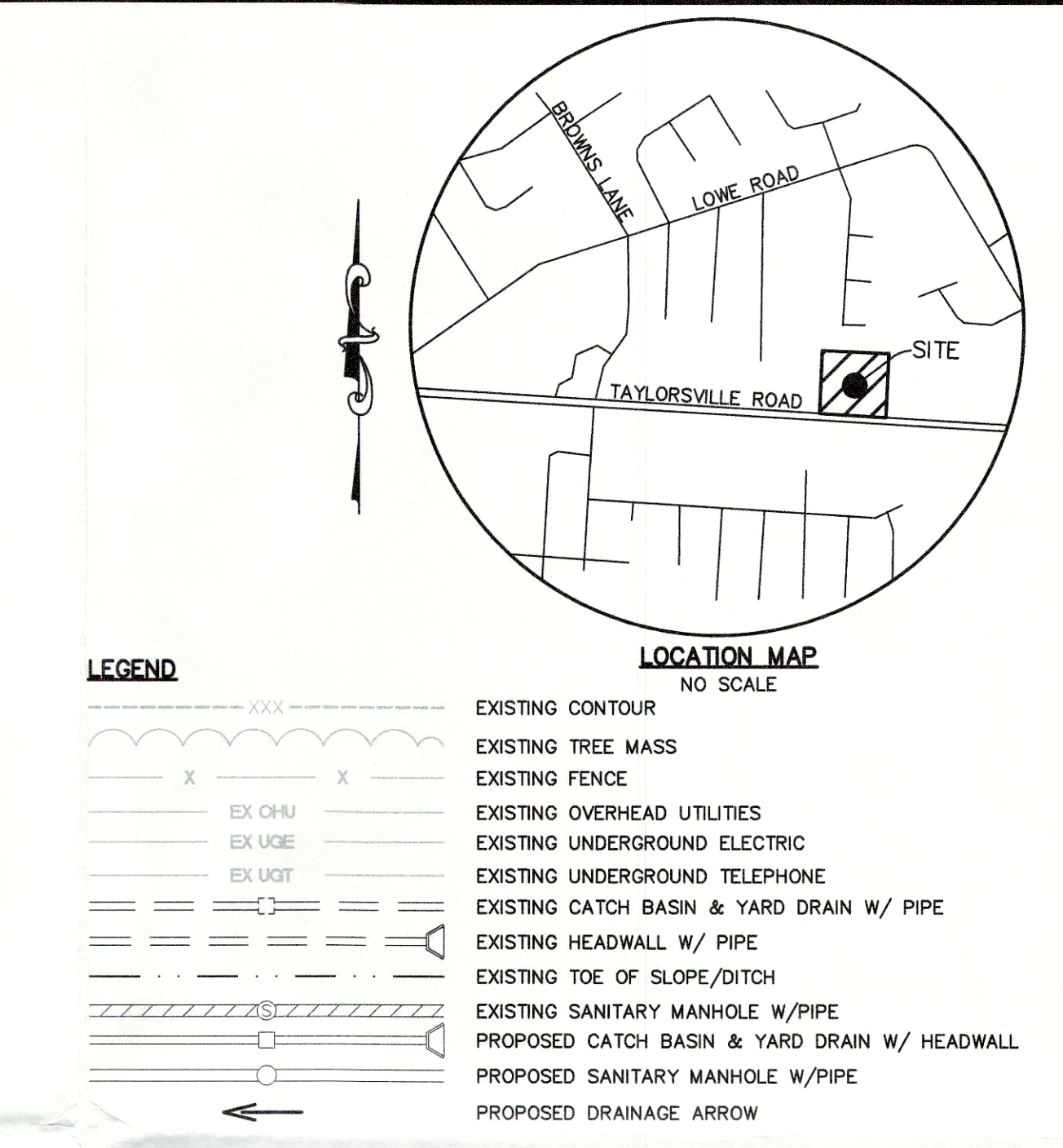
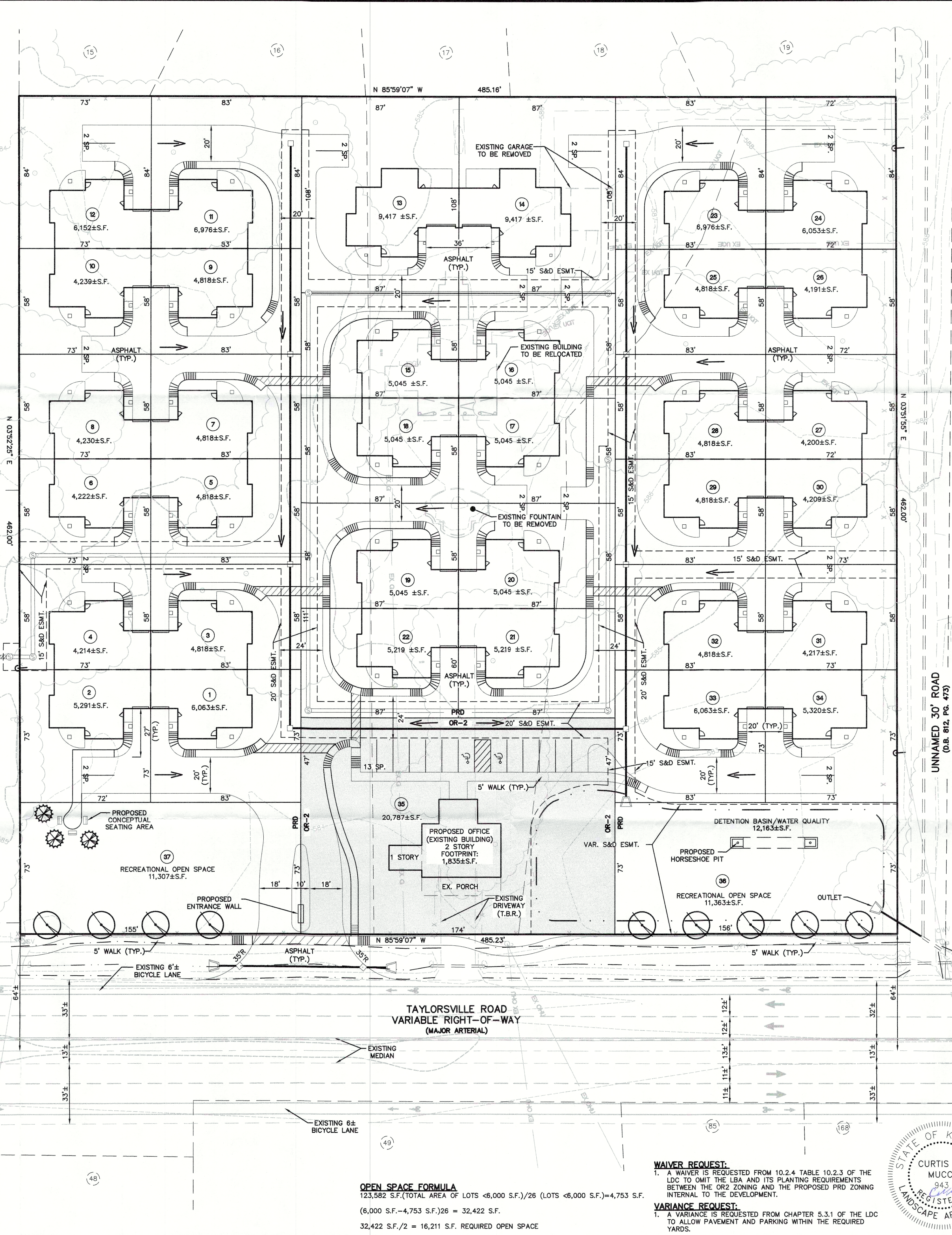


**PUBLIC WORKS AND KTC NOTES:**

- NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VERGE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL CURB-SIDE SACS AND ROADWAY PAVEMENT WIDTHS, RADI, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SITE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
- ALL SIDEWALK RAMP SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMP" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION.
- NO INCREASE OF RUNOFF ALLOWED TO DISCHARGE INTO STATE RIGHT-OF-WAY, UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES. A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.
- CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY METRO PUBLIC WORKS.
- PRIVATE ROADS SHALL BE SIGNED AS SUCH AND THE DEVELOPER SHALL ESTABLISH A SEPARATE ACCOUNT THAT SHALL BE FUNDED BY THE LAND AND SHALL BE OF A SUFFICIENT AMOUNT TO PROVIDE ONE RESURFACING OF PRIVATE ROADS WITHIN THE DEVELOPMENT. SAID ACCOUNT SHALL BE SEPARATE AND FOR THE EXPRESS PURPOSE OF MAINTAINING THE PRIVATE ROADS IN ADDITION TO OTHER HOA ACCOUNTS AND SHALL BE IN PLACE PRIOR TO BOND RELEASE BY METRO PUBLIC WORKS.



**OVERALL SITE DATA:**

FORM DISTRICT	R4 & OR2
EXISTING ZONING	VACANT/ SINGLE-FAMILY
EXISTING LAND USE	5.15± AC.
GROSS LAND AREA	

**SITE DATA SINGLE FAMILY**

PROPOSED ZONING	PRD
PROPOSED LAND USE	SINGLE-FAMILY RESIDENTIAL
NET LAND AREA	4.67± AC.
BUILDABLE LOTS	34
NON-BUILDABLE LOTS	2
GROSS DENSITY (MAX. ALLOWED 7.26)	6.60 D.U./AC.
BUILDING AREA	59,230± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 2.0)	0.29
TOTAL OPEN SPACE REQUIRED	16,211 S.F.
TOTAL OPEN SPACE PROVIDED	22,670± S.F.

**SITE DATA OFFICE**

PROPOSED ZONING	OR2
PROPOSED LAND USE	OFFICE
NET LAND AREA	0.48± AC.
BUILDING AREA	3,423± S.F.
FLOOR AREA RATIO (MAX. ALLOWED 3.0)	0.16
PARKING REQUIRED OFFICE	10-17 SPACES
MINIMUM (1 SPACE/350 S.F.)	10 SPACES
MAXIMUM (1 SPACE/200 S.F.)	17 SPACES
PARKING PROVIDED	13 SPACES
CAR PARKING	
(INCLUDES 2 ACCESSIBLE SPACES)	

- OVERALL TREE CANOPY DATA:**
- |                                      |                    |
|--------------------------------------|--------------------|
| GROSS SITE AREA                      | 224,158± S.F.      |
| TREE CANOPY CATEGORY CLASS C         | 0.48± AC.          |
| EXISTING TREE CANOPY                 | 71,021± S.F. (31%) |
| EXISTING TREE CANOPY TO BE PRESERVED | 0± S.F. (0%)       |
| TOTAL TREE CANOPY REQUIRED           | 44,832± S.F. (20%) |
- DETENTION CALCULATIONS**  
 2.9/12 (0.7-0.3) (5.15) = 0.50 AC-FT
- GENERAL NOTES:**
- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
  - TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
  - PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
  - LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
  - THE DEVELOPMENT LIES IN THE JEFFERSON TOWN FIRE DISTRICT.
  - PROPOSED SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
  - ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARDS RESIDENTIAL USES OR PROJECTED OPEN SPACES (I.E. CONSERVATION EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 4.1.3. OF THE LDC.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
  - ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
  - IN ACCORDANCE WITH CHAPTER 4.9 OF THE LDC, A KARST SURVEY WAS PERFORMED BY LIZ BLANDFORD NEWCOMB, P.E., ON 3/4/2018 AND NO KARST TOPOGRAPHY WAS FOUND. A REVIEW OF PUBLISHED GEOLOGIC INFORMATION FROM THE KY GEOLOGICAL SURVEY CONTAINED NO INDICATION OF SINKHOLES ON THE SUBJECT PROPERTY.
  - A BLANKET CROSSOVER/SHARED AGREEMENT IS PROPOSED BETWEEN ALL ADJACENT PARCELS OF THE DEVELOPMENT AND SHALL BE RECORDED PRIOR TO CONSTRUCTION PLAN APPROVAL.

**MSD NOTES:**

- CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND SPECIAL SPECIFICATIONS.
- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE MORRIS FOREMAN WASTEWATER TREATMENT PLANT BY LATERAL EXTENSION AGREEMENT, SUBJECT TO FEES. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE/STORMWATER DETENTION: DETENTION TO BE PROVIDED AS DEPICTED ON THE PLAN. POST DEVELOPED FLOWS SHALL BE LIMITED TO THE PRE DEVELOPED FLOWS FOR THE 2, 10, 25 AND 100 YEAR STORM EVENT OR BE LIMITED TO THE CAPACITY OF THE DOWNSTREAM SYSTEM, WHICH EVER IS MORE RESTRICTIVE. DOWN STREAM IMPROVEMENTS MAY BE REQUIRED, TO BE EVALUATED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- EROSION AND SILT CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (21111C0046E).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSD WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- DOWN SPOUTS FROM BUILDINGS 6 & 8-12 WILL BE DIRECTED AWAY FROM ADJACENT LOT 36 AND WILL FLOW INTO PROPOSED STORM SYSTEM.

**WAIVER REQUEST:**  
 1. A WAIVER IS REQUESTED FROM 10.2.4 TABLE 10.2.3 OF THE LDC TO OMIT THE LBA AND ITS PLANTING REQUIREMENTS BETWEEN THE OR2 ZONING AND THE PROPOSED PRD ZONING INTERNAL TO THE DEVELOPMENT.

**VARIANCE REQUEST:**  
 1. A VARIANCE IS REQUESTED FROM CHAPTER 5.3.1 OF THE LDC TO ALLOW PAVEMENT AND PARKING WITHIN THE REQUIRED YARDS.

**STATE OF KENTUCKY**  
 CURTIS W. MUCCI  
 REGISTERED LANDSCAPE ARCHITECT

**PROJECT # 1820X 1068**  
**MSD WM # 2140**

GRAPHIC SCALE: 1"=30'  
 0 7.5 15 30 60

**MINDEL SCOTT**  
 ARCHITECTS  
 513 WEST MAIN STREET, SUITE 200  
 LOUISVILLE, KY 40202  
 502-465-1588 | WWW.MINDELSCOTT.COM

**OWNER/DEVELOPER**  
**4229 SMS, LLC**  
 1124 RED FOX ROAD  
 LOUISVILLE, KY 40205

**GENERAL & DETAILED DISTRICT DEVELOPMENT PLAN**  
**4229 TAYLORSVILLE RD**  
 4229 TAYLORSVILLE RD  
 LOUISVILLE, KY. 40220  
 TAX BLOCK 37, LOT 37  
 DEED BOOK 11128, PAGE 348

10/29/18	PER AGENCY COMMENTS	
11/12/18	PER AGENCY COMMENTS	
12/21/18	REUSED UNIT MIX & LAYOUT	
1/18/19	ADDED ADDITIONAL PARKING	

Vertical Scale: N/A  
 Horizontal Scale: 1"=30'  
 Date: 10/1/2018  
 Job Number: 3503  
 Sheet 1 of 1